



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE FOR LEASE OFF OF JEFFERSON HIGHWAY

7959 PALM PARK LANE, BATON ROUGE, LA 70809

FOR LEASE

1,536 SF

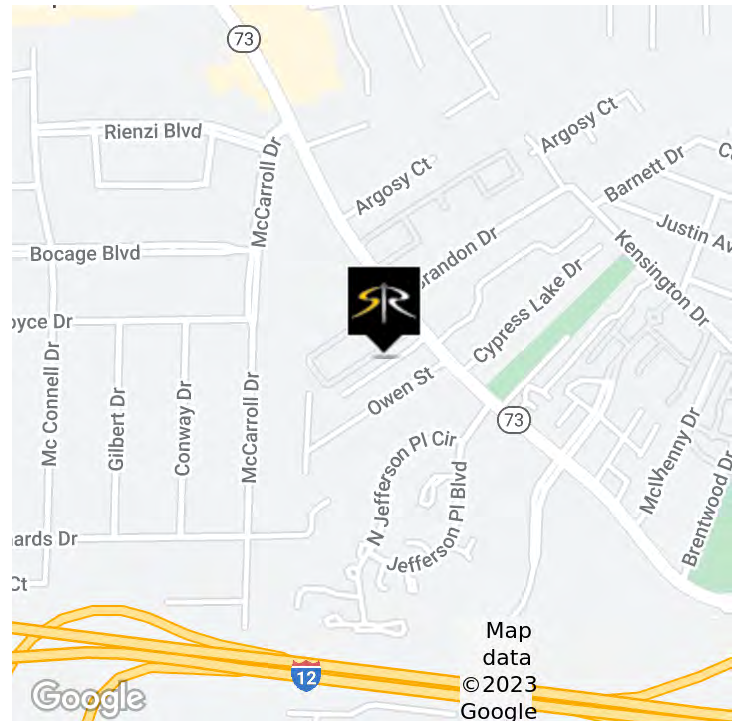


OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG)
Available SF:	1,536 SF
Zoning:	B-1

PROPERTY HIGHLIGHTS

- Office For Lease off of Jefferson Highway - Ideal for a Law Firm or Architect, with bright, high end finishes, right in the middle of town.
- Waiting Room/Reception
- 4 Private Offices
- 2 Restrooms
- Move-In Ready



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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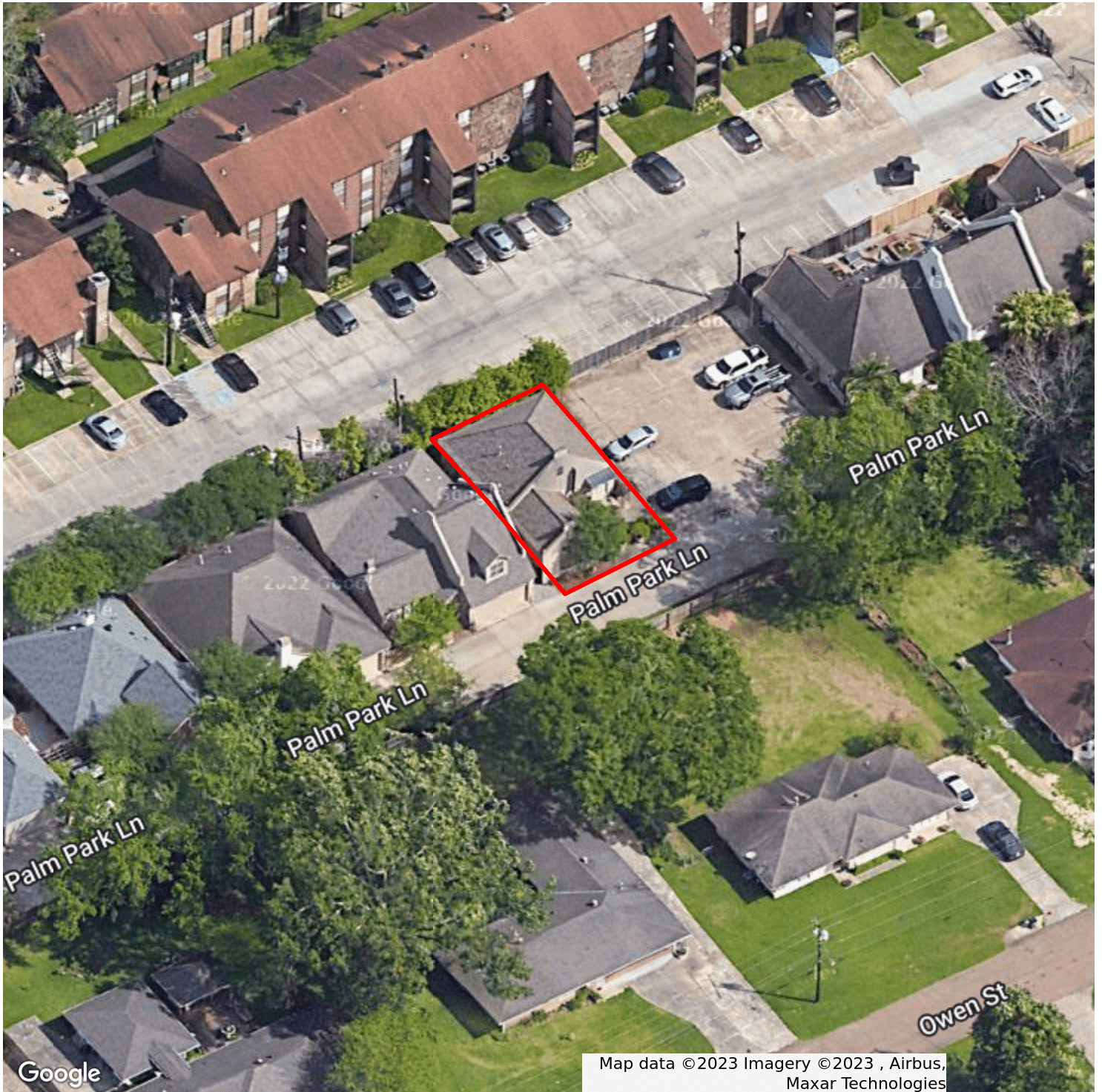
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AERIAL (CLOSE UP)

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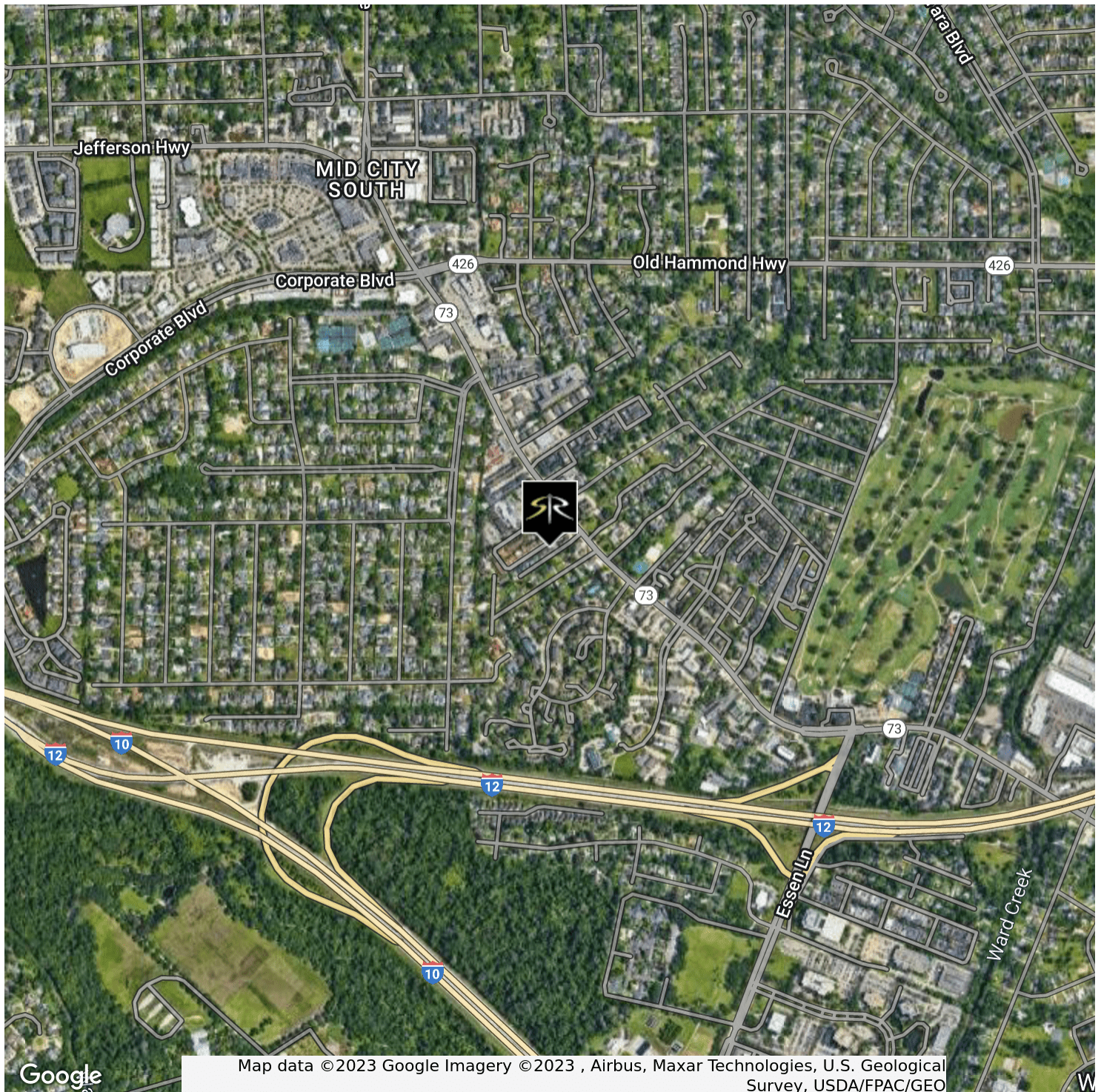
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AERIAL OVERVIEW

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SKETCH/AREA TABLE ADDENDUM

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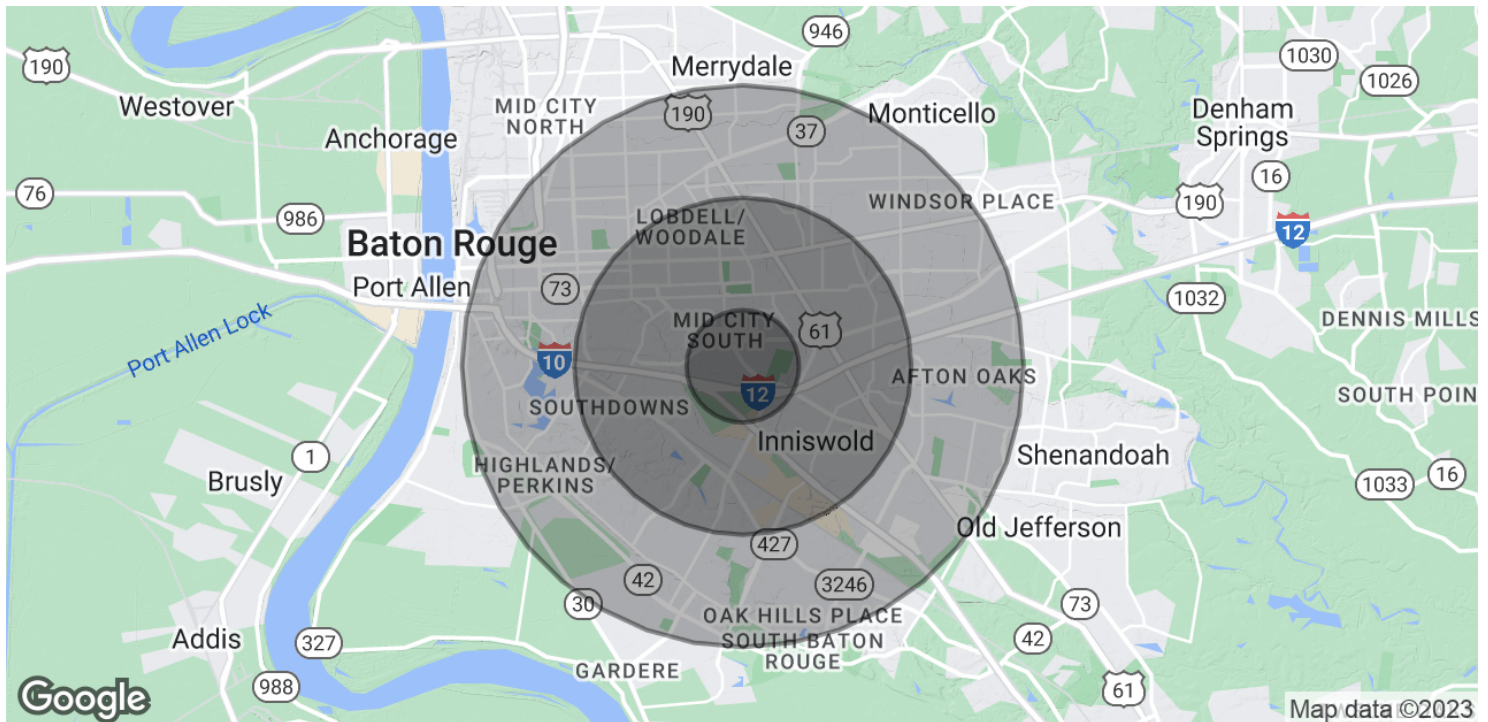
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DEMOGRAPHICS

1,536 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,747	73,151	217,733
Average Age	36.5	40.6	36.9
Average Age (Male)	35.6	38.2	35.4
Average Age (Female)	36.7	42.6	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,495	37,163	105,697
# Of Persons Per HH	1.9	2.0	2.1
Average HH Income	\$125,243	\$83,332	\$68,358
Average House Value	\$275,419	\$221,974	\$196,907

* Demographic data derived from 2020 ACS - US Census

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